

FARMLAND AUCTION

BUSEY FARM BROKERAGE

CLASS A
SOILS

**MARGARET STAIR FARM
BEMENT TOWNSHIP, PIATT COUNTY
AND SADORUS TOWNSHIP, CHAMPAIGN COUNTY, IL
118.82 TAXABLE ACRES IN 2 TRACTS**

CONTACT INFORMATION

ERIC ROBERTS, LISTING BROKER

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217-772-1082

eric.roberts@busey.com

STEVE MYERS, MANAGING BROKER

309-962-2901

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steve.myers@busey.com

AUCTION DETAILS

February 10th, 2026

10:00 am (CST)

Auction Location: Sadorus
Community Center

115 E. Market St, Sadorus, IL 61872

Online: busey.bidwrangler.com

Busey FARM
BROKERAGE

busey.com 3002 W. Windsor Rd. Champaign, IL 61822

Disclaimer: The information contained in this brochure is considered accurate. It is subject to verification and no liability for errors or omissions is assumed. There are no warranties, expressed, or implied, as to the information herein contained, and it is recommended that an independent inspection of the property be made by all buyers.
Agency: Busey Farm Brokerage, a division of Busey Bank, its agents and representatives, are agents of the Seller.

FARMLAND AUCTION

MARGARET STAIR FARM - PIATT COUNTY, IL

TRACT 1 - 80.00 TAXABLE ACRES

LOCATION

Located on the Southeast corner of the intersection of County Road 1100 East and County Road 800 North, 2.8 miles Southeast of Bement, IL.

Coordinates: 39.907176, -88.536916

LEGAL DESCRIPTION

The North ½ of the Northwest ¼ of Section 28, Township 17 North, Range 6 East of the 3rd Principal Meridian, all in Piatt County, Illinois.

PIATT COUNTY FSA DATA

Farm # 3157 **Tract # 1833**
Total Acres: 79.05 **Cropland Acres: 76.14**
Corn Base Acres: 37.99 **Soybean Base Acres: 37.99**
Farm Program: ARC County

Price Loss Coverage (PLC) Yields

Corn PLC Yield: 181.0 Soybean PLC Yield: 54.0

LEASE/POSSESSION

The farm is lease free for the 2026 crop year.

FARM PRODUCTION

	Corn	Soybean
2025	246.0	X
2024	X	78.0
2023	241.0	X
2022	X	68.0
2021	237.0	X
2020	X	71.0

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2024 Assessed Value	2024 Taxes Payable 2025
01-28-17-006-002-00	80.00	\$67,437	\$5,546.98

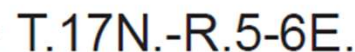
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TRACT 1 - 80.00 TAXABLE ACRES

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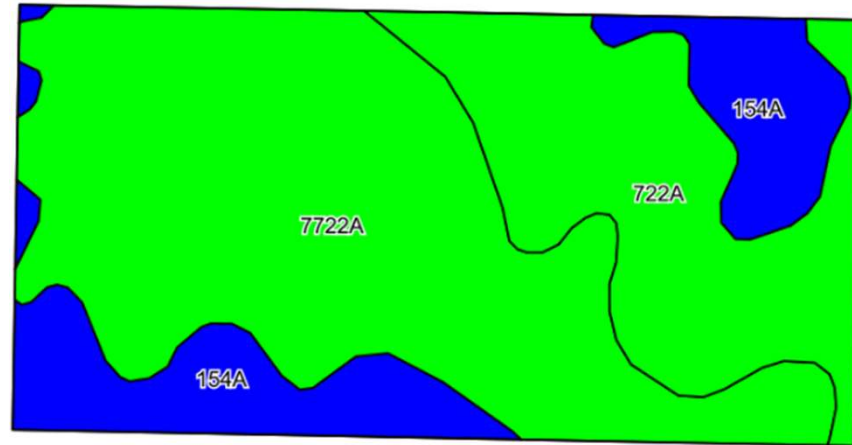


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FARMLAND AUCTION

MARGARET STAIR FARM - PIATT COUNTY, IL

TRACT 1 - 80.00 TAXABLE ACRES



Soil Code	Soil Description	Acres	Percent of Field	IL State Productivity Index Legend	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
7722A	Drummer-Milford Silty Clay Loam	43.81	53.90%		186	61	138
722A	Drummer-Milford Silty Clay Loam	21.79	26.9%		186	61	138
154A	Flanagan Silt Loam	15.54	19.2%		194	63	144
Weighted Average					187.5	61.4	139.1

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FARMLAND AUCTION

MARGARET STAIR FARM - CHAMPAIGN COUNTY, IL

TRACT 2 - 38.82 TAXABLE ACRES

LOCATION

Located on the Northeast corner of the intersection of County Road 200 East and County Road 300 North, 2 miles Southeast of Ivesdale, IL.

Coordinates: 39.923476, -88.422585

LEGAL DESCRIPTION

38.82 acres in the Southwest ¼ of the Southwest ¼ of Section 31, Township 23 North, Range 6 East of the 3rd Principal Meridian, all in Champaign County, Illinois.

CHAMPAIGN COUNTY FSA DATA

Farm # 6778

Tract # 5928

Total Acres: 40.03

Cropland Acres: 38.08

Corn Base Acres: 38.00

Soybean Base Acres: 0

Farm Program: ARC County

Price Loss Coverage (PLC) Yields

Corn PLC Yield: 154.0

LEASE/POSSESSION

The farm is lease free for the 2026 crop year.

FARM PRODUCTION

	Corn	Soybean
2025	X	81.0
2024	217.0	X
2023	X	74.0
2022	X	X
2021	X	X
2020	204.0	X

REAL ESTATE TAX INFORMATION

Parcel ID #	Acres	2024 Assessed Value	2024 Taxes Payable 2025
22-31-16-300-007	38.82	\$29,500	\$1,934.68

Drainage Information

East Lake Fork SPL Drainage District Main \$145.58 assessment included in RE Tax Bill

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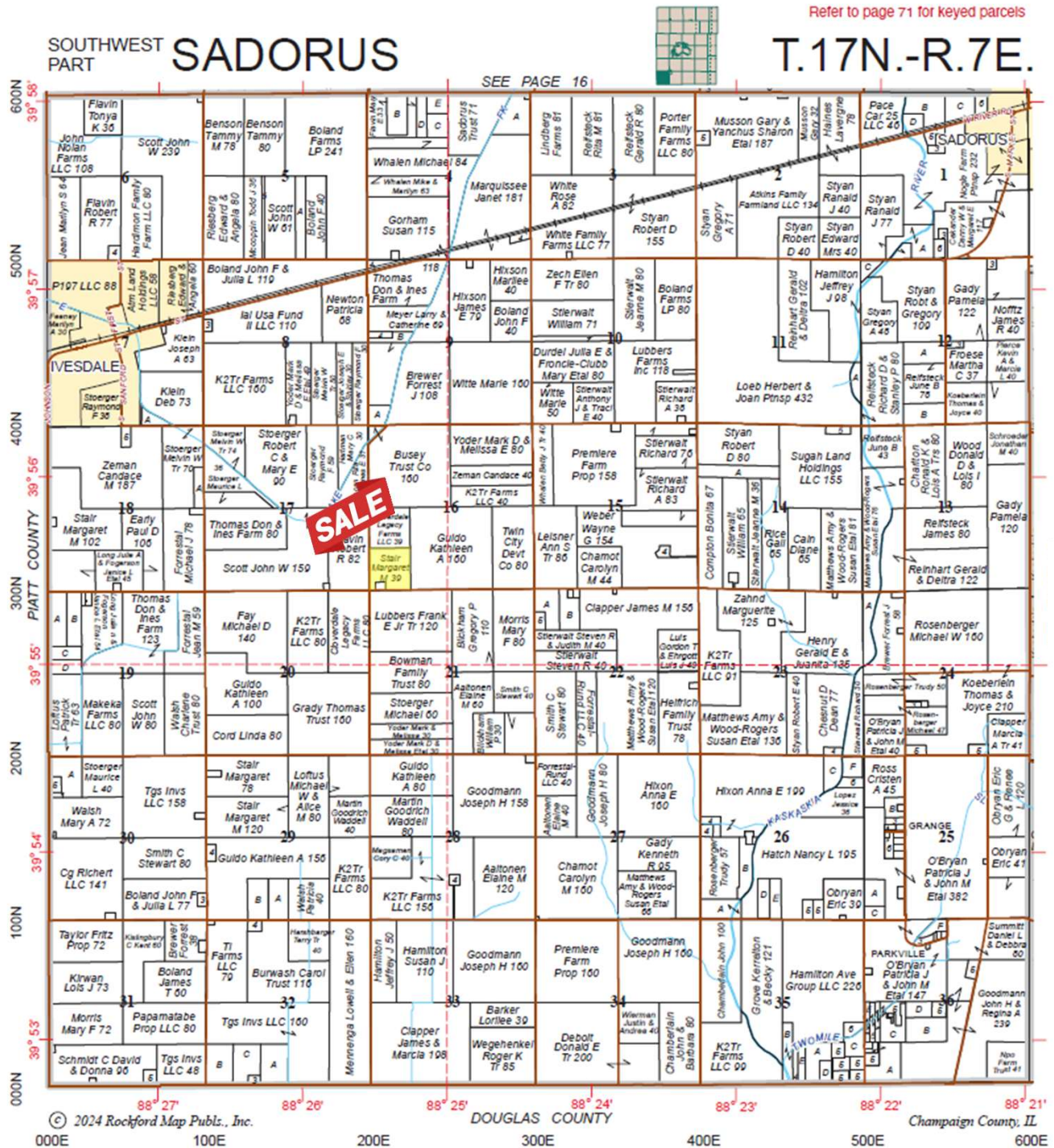
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FARMLAND AUCTION

MARGARET STAIR FARM - CHAMPAIGN COUNTY, IL

TRACT 2 - 38.82 TAXABLE ACRES



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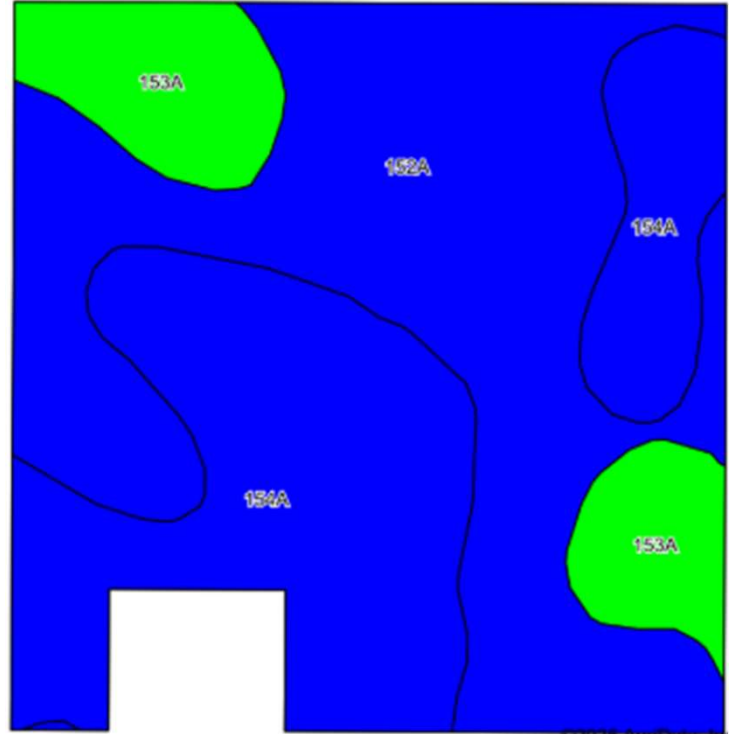
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FARMLAND AUCTION

MARGARET STAIR FARM - CHAMPAIGN COUNTY, IL
TRACT 2 - 38.82 TAXABLE ACRES



Soil Code	Soil Description	Acres	Percent of Field	IL State Productivity Index Legend	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
152A	Drummer & El Paso Silty Clay Loams	18.90	48.60%		195	63	144
154A	Flanagan Silt Loam	14.85	38.30%		194	63	144
153A	Pella Silty Clay Loam	5.07	13.10%		183	60	136
Weighted Average					193.1	62.6	143.0

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AUCTION TERMS AND CONDITIONS

Procedures: The property will be offered in two individual tracts or as a whole via the bidder's choice and privilege system. The high bidder in the first round of bidding can take their choice of one or both tracts. If a tract remains after the high bidder's selection, the runner-up bidder can take the remaining parcel. If any parcels are remaining, another round of bidding occurs. All bidding will be in dollars per acre with the final result of that bid multiplied by the acres for sale. All bids are subject to Seller's acceptance.

Down Payment: 10% down payment due on the day of the auction, upon signing a contract to purchase. The down payment can be paid in cash or by personal check, corporate check, or cashier's check.

Financing: Keep in mind that YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be certain that you have arranged financing if you need it and are capable of paying cash on the day of the auction and at closing.

Closing: Closing will take place on or before March 10th, 2026, or as soon thereafter as acceptable closing documents are completed.

Possession: Ownership and legal possession shall pass to buyer or buyer's nominee at closing.

Taxes: The Seller shall credit the Buyer(s) at closing for the 2025 taxes payable in 2026, based on the most recent ascertainable tax figures. All subsequent years shall be the responsibility of the Buyer(s).

Income/Expenses: The Seller/Tenant will retain all income attributable to the 2025 crop year and before and will pay all expenses for the same.

Acceptance of Bid Prices: The successful bidder(s) will sign a contract to purchase immediately following the close of bidding at the auction. Copies of the contract will be available for review before the auction. Every bid is made subject to the terms of the Contract without revision other than particulars of (i) buyer's name and address; (ii) identifying tract(s) sold; and (iii) auction price. The final bid is subject to approval by the Seller, and Seller reserves the right to withdraw the property from sale at any time prior to receiving an acceptable bid. Bidders are advised that all bids to be made assume prior advance approval of both the title commitment and sales contract.

Title: Seller will furnish the successful bidder(s) an Owner's title insurance policy in the amount of purchase price at closing. Copies of the preliminary title commitment are available for review from Seller's attorney or the Auction Company, and copies will be available at auction. Every bid is made subject to acceptance of the state of title as disclosed in that title commitment.

Deed(s): Seller will convey merchantable title by good and sufficient Warranty Deed(s) to be delivered at closing.

Agency: Steve Myers, Auctioneer, and Busey Farm Brokerage Services representatives are exclusive agents of the Seller.

Easements and Leases: Sale of said property is subject to any and all easements and leases of record.

Disclaimer and Absence of Warranties: The property is being sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis, and no warranty or representation, either express or implied, concerning the property is made by either the Seller or the Auction Company. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or the Auction Company. Each bidder is responsible for conducting its own independent inspections, investigations, and all due diligence concerning the property and the auction and do so at their own risk. Neither the Seller nor the Auction Company are making any representations or warranties regarding fitness for any particular use, access, water quantity or quality, or physical or environmental condition. Diagrams and dimensions in this brochure are approximate. All acres are estimates. All information contained in this brochure and any related materials are subject to the terms and conditions of sale outlined in the purchase contract. Auction conduct and bidding increments are at the sole direction and discretion of the auctioneer. All decisions of the auctioneer are final. The Seller and the Auction Company reserve the right to preclude anyone from bidding if there is a question as to the person's credentials, fitness, intent, etc. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE TIME OF SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

New Data, Corrections, and Changes: Please arrive prior to the scheduled auction time to inspect any changes, corrections, or additions to the property information.

Note: Videotaping, photography, and/or announcements will be allowed on auction day ONLY with PRIOR approval from Steve Myers, Auctioneer.



ONLINE BIDDING INFORMATION

Date: Febraury 10th, 2026

Time: Auction Starts at 10:00 AM (CST)

Website: Busey.BidWrangler.com

Online Bidding Information

- To bid on this property, you must be registered as an online bidder **prior to 9:00am** on February 10th, 2026.
- A bidder must receive a bidder number prior to bidding. This is completed through our online registration process.
- A bidder must meet satisfactory identification in order to be authorized to bid in person or online. We reserve the right to require you to satisfy us of your legal capacity and financial ability to perform on this transaction prior to or after bidding has occurred. As an online bidder, you consent to receiving phone calls, text messages or emails from Busey Farm Brokerage personnel.
- We encourage you to access the auction from a desktop or laptop computer located in an area where you know you will have a good internet connection on auction day.
- As an online bidder, if you are the successful buyer, you are agreeing to return a signed contract to purchase property and pay the required stated down payment in the form of a personally delivered good check, certified cashier's check or wire transfer of funds by 4:00 PM the day following the end of the auction.
- It is also highly encouraged to register and browse the website to familiarize yourself with the platform well before the auction starts. If you have any problems or questions, please contact Jacob Quaid at the phone number provided below.

Auction Live-Stream

- If you would like to spectate the auction online, you do not need to be a registered bidder. Simply click on the property link and view the live-stream.

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Online Bidding Procedure

- All bids on these tracts will be visible online, but the identity of bidders is confidential. Auctioneer reserves the right to set the increments at which bids may be advanced. Any bid you place during the auction is a legally binding offer to purchase real property being auctioned. Your bid may be accepted by the auctioneer and the terms and conditions for the auction will be part of the foregoing agreement. All bids shall be deemed "pending" unless and until they are accepted by the auctioneer and no bid shall be deemed a valid bid unless and until it is accepted by the auctioneer. This includes the discretion to reject any bid which the auctioneer believes does not advance the auction or is injurious to the auction. Bids that appear to the auctioneer to be nominal, suspicious or suspect may be rejected by the auctioneer.

Technology Use

- Busey Farm Brokerage is not responsible for technology failures and cannot be held liable if your bids are not accepted. In the event of a technology failure, internet outage on our part or other technical difficulties related to the server, software, or any other online related technology, Busey Farm Brokerage reserves the right to extend, continue or close bidding. Neither the software provider, nor Busey Farm Brokerage shall be held responsible for a missed bid or failure of the software to function properly for any and all reasons.



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